

**RUSH
WITT &
WILSON**



**32 Denham Way, Camber, Rye, East Sussex TN31 7XP
Offers In Excess Of £250,000**

Rush Witt & Wilson are pleased to offer for sale a well presented semi detached house forming part of a small cul-de-sac within a popular residential development.

The accommodation is arranged over two floors and comprises an entrance porch, reception hallway, modern fitted kitchen, living/dining room and cloakroom. To the first floor there are three bedrooms and a family bathroom.

Externally the property offers an integral garage with potential to convert (subject to the usual planning consents) and further driveway parking. A low maintenance garden is found to the rear.

The property would appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

For further information and to arrange a viewing please contact our Rye office on 01797 224000.

Locality

The property forms part of the popular residential development in the heart of Camber. Only a short walk from the famous sand dunes and accessible to the range of daily amenities as afforded by the village.

The ancient Cinque Port town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries. There is also the famous cobbled citadel, working quayside, weekly farmers' and general markets together with a sports centre with indoor swimming pool. The railway station in Rye allows easy access to the city of Brighton and to Ashford where there are connecting high speed services to London.

The stunning coastline forms part of the Rye Bay which is also home to miles of open shingle beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight. The village has become a haven for water sports enthusiasts although there are many other activities available locally including golf and places of general and historic interest.

Entrance Porch

Leading through to:

Reception Hallway

Stairs rising to the first floor, deep understairs storage cupboard, doors off to the following:

Cloakroom

4'6 x 2'4 (1.37m x 0.71m)

Window to front, white suite comprising wash hand basin, low level wc.

Kitchen

12'7 x 7'4 (3.84m x 2.24m)

Window and door to rear providing views and access onto the rear garden, fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, integrated bin, complementing work surfaces with lights above, inset sink drainer stainless steel sink unit, ceramic hob with oven set beneath and extractor above, space and plumbing for washing machine, space for fridge/freezer.

Living Room

17'9 x 10'7 (5.41m x 3.23m)

Sliding door to rear providing views and access onto the rear garden.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom

11'5 x 10'8 (3.48m x 3.25m)

Window to rear.

Bedroom

12'6 x 9'6 (3.81m x 2.90m)

Window to front, built in cupboard.

Bedroom

10'2 x 6'8 (3.10m x 2.03m)

Window to rear.

Bath/Shower Room

9'5 x 8'7 max (2.87m x 2.62m max)

Window to front, white suite comprising panel enclosed bath with mixer tap and handheld shower attachment, vanity unit with wash hand basin, low level wc, separate shower cubicle, heated towel rail.

Outside

Front Garden

Gated path to the right hand side leading to the rear garden, hardstanding providing off road parking leading to:

Integral Garage

Up and over door to front, light and power connected.

Rear Garden

Low maintenance incorporating pebbled areas and a central paved terrace.

Agents Note

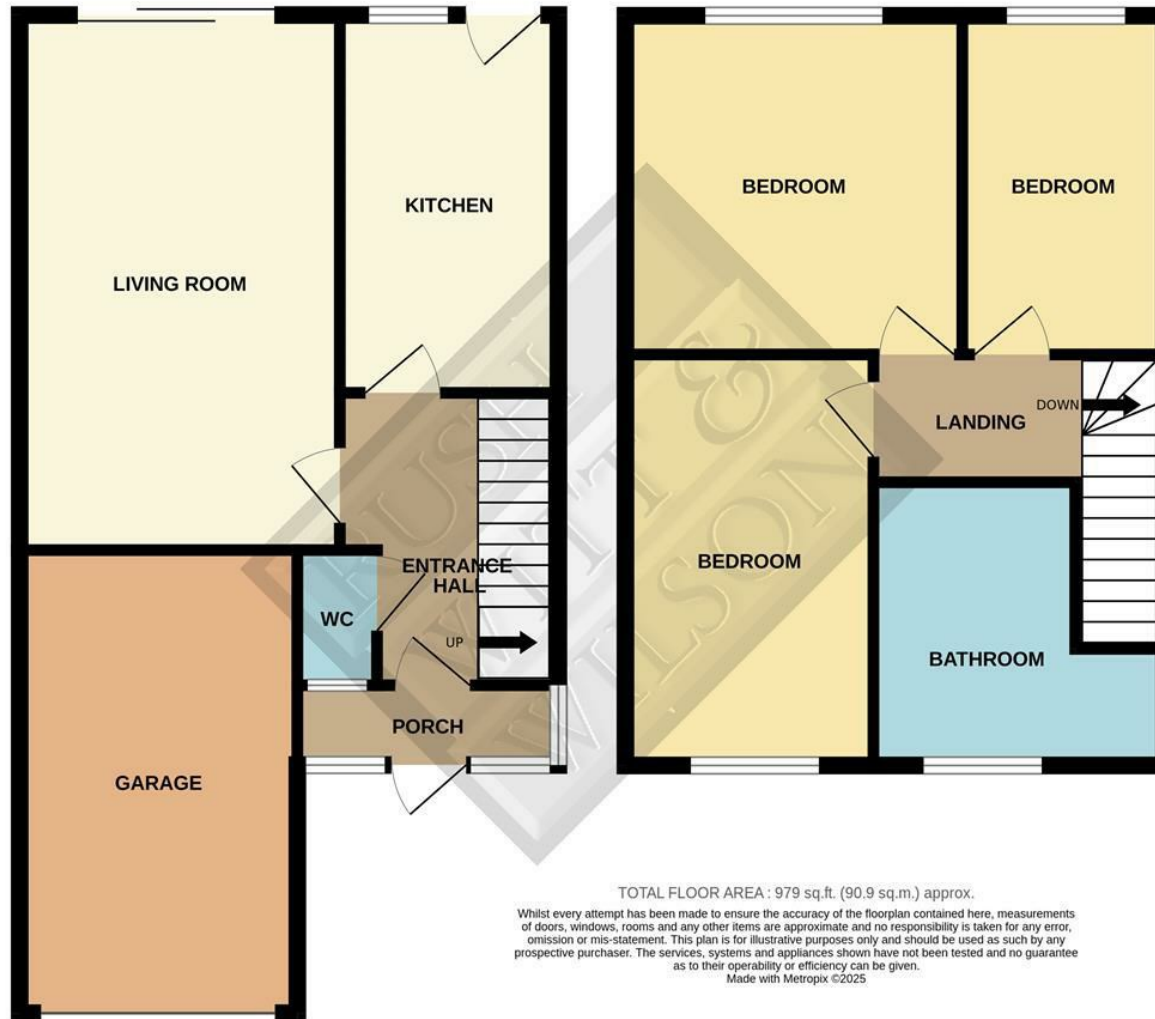
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax band - C

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
82	49

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
82	49

